

Land Registry Office Update

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Teranet Land Information Services Inc., on behalf of the Ontario Government will be accelerating the pace of automation of the land registration records by refining the way in which registry properties are automated. Instead of the traditional combined automation and conversion to land titles process, a parcelized day forward registry (PDFR) system will be introduced. PDFR is an interim step which will assist in accelerating the full automation of land registration records in an office.

Registry properties will be parcelized, mapped and assigned property identification numbers (PINS) based on the description in the most recent apparent change of ownership document. A thumbnail description including an "as in number" will be provided on each PIN. The most recent apparent change of ownership document will be loaded on the PIN allowing the use of PINfind to assist in PIN identification when performing a search. All registrations and deposits prior to the activation date will not be brought forward. All documents registered or deposited after automation will be abstracted on the automated parcel. As a result, for these records, both

the paper and automated systems must be searched.

To make searching these records easier after automation, discharges of mortgages will be entered in full on the automated system and the affected mortgages will be deleted from the paper record. Any necessary corrections to pre-automation entries will also be made on the paper record. The creation and maintenance of property divisions and consolidations in the parcelized registry system will be processed in a similar manner as automated land titles.

It is important to note that while PDFR records are parcelized and automated, they are still administered under the registry system and the title is not guaranteed by the province.

Land titles properties will continue to be fully automated concurrently with PDFR. The conversion to an automated land titles system across the province by the turn of the century will still be realized, as the process of converting these automated registry properties to land titles will commence once the parcelization process is finished in an office. It is anticipated that the introduction of PDFR will significantly reduce the time

it takes to completely automate a land registry office.

An automated office will result in: immediate notice on the parcel of all registrations and therefore the day sheets will not require checking; reduced staff/client contention for books; assistance to clients with overall and adjoining property identification; and facilitate the introduction of expanded automated services such as remote searching and registration. The existing statutory fee of \$5.00 for the first page and \$1.00 for each subsequent page for a copy of the parcel printout and paper abstract will continue to apply to searches made at the land registry office and by remote POLARIS users. PDFR will be introduced first in Peel, Waterloo and York and client information sessions will be held in those offices to more fully explain the refinements and answer questions.



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Searching Methods

Current

Paper Records

- Abstract Book
- DBFR/day sheet
- Short Entry Discharge of
- Mortgage with deletion of mortgage and related documents
- Correction to entry
- No Pin

Transition

Interim PDFR Records

- Abstract Book for history and POLARIS for post-automation documents
- Full entry of Discharge of Mortgage; mortgage and related documents ruled out
- Correction to entry in paper records until automated and microfilmed
- PIN

Future

Future LTCO Records

- POLARIS - history and present
- All registrations and entries in automated system
- PIN